

~~6. Penthouse: Height limits do not apply to Penthouse dwelling units as long as they are not visible from any sidewalk on the perimeter of the property line and meet the design standards of Section 750.6.~~

~~C. d.~~ Building Height Exceptions: Height limits do not apply to Outdoor Amenity Spaces such as a roof deck, terrace, garden, trellises, and related structures conforming to Section 752. Height limits do not apply to mechanical and stairwell housing; roof mounted cellular, radio, and internet transmission equipment; vents or exhausts; solar panels or small wind turbines; skylights; flagpoles; and belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features.

~~d. e.~~ Ground Floor Elevation: Ground floor elevation is measured from the average top grade of the curb along the abutting streets or from the crown of the adjacent street when no curb exists, to the top of the finished floor of the ground story of a building. Generally, commercial and mixed-use buildings should be located at ground level at or near the street line in enhance permeability; residential buildings should be located at a moderate setback and elevation to enhance privacy; and civic buildings should be setback further and elevated higher to enhance prominence.

B. Special Dwelling Unit Types

TABLE 1D – PENTHOUSE

1. DEFINITION

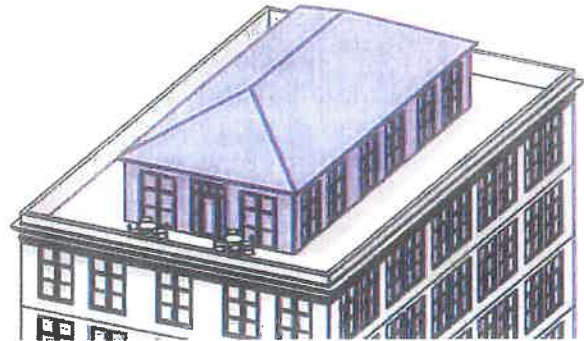
A rooftop structure containing habitable and non-habitable uses.

2. DIMENSIONS

A. Setback from Edge of Roof (Ratio)	1:1 Height to Setback
B. Height	10 Feet
C. Floor-Plate Area (Maximum)	50% of the Floor Plate of the Principal Building

3. STANDARDS

- Habitable space in a penthouse may include residential living space, office space, common recreation space (which could be associated with a rooftop terrace), or commercial space such as a lounge or a restaurant on the roof.
- A. Non-habitable space may include mechanical equipment, stair or elevator overruns, or storage.
- B.



750.7 BUILDING FRONTAGE ZONES

- A. General Standards:** A Building Frontage Zone is the private setback area between the street facing façades of the primary building and the public right-of-way or street line. Building frontage zone uses must provide a compatible transition and interface between the private realm (buildings and uses) and the public realm (sidewalks, thoroughfares, and civic spaces). Outdoor amenity spaces in Section 752 allowed in the Building Frontage Zone as specified by individual zoning districts. Certain outdoor amenity spaces may also be allowed in the public realm under the standards of Section 753.

FIGURE 11 – BUILDING FRONTAGE ZONES

